

Special Meeting

Ward 1

Neighborhood Advisory Board



DRAFT MEETING MINUTES

Monday ~ April 24, 2017
Scheduled Time: 5:30 – 7:30 p.m.
Reno City Hall Council Chambers
One East First Street, Reno, NV 89501

MEMBERS

Massimo Balestra
Susan Burkhamer
Jeff Current
Mike Ginsburg
Joseph Goodnight
Susan Hoog (Vice-Chair)
Zachary Kelley
Kathleen Little-Bolotin (Chair)
Chris Malloy
Marlene Olsen
Jana Vanderhaar

Council Liaison: Jenny Brekhus

Community Liaison: Barbara DiCianno

1. Call to Order – Roll Call

Chair Little Bolotin called the meeting to order at 5:30 p.m. A quorum was established.

Members Present: Massimo Balestra, Susan Burkhamer, Mike Ginsburg, Susan Hoog, Zachary Kelley, Kathleen Little-Bolotin and Jana Vanderhaar

Members Absent: Jeff Current, Joseph Goodnight, Chris Malloy and Marlene Olsen

Positions Vacant: None

City Council Liaison: Jenny Brekhus (arrived at 5:35 p.m.),

Community Liaison: Barbara DiCianno

Also Present: Tom Gallagher – Summit Engineering
John Hara
Zachary Hartzell – AmeriCorps VISTA Development Coordinator, Keep Truckee Meadows Beautiful (KTMB)
Robert Johnston – Resident of Ward 1
Ginnie Kersey – Resident of Ward 1
Randall Lorenz – Resident of Ward 1
Bryan McArdle – Resident of Ward 1
Ken Pulver – Resident of Ward 1
Sandra Rogers – Resident of Ward 1
Rich Scharbach – Resident of Ward 1
Linda Sharer – Resident of Ward 1
Mike Young – Resident of Ward 1

2. Public Comment – Limited to no more than three (3) minutes and is for either public

* Denotes **NON** action item

*comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

None.

3. **Approval of Agenda – For Possible Action**

A. April 24, 2017

It was moved by member Balestra, seconded by member Ginsburg, to approve the agenda for the April 24, 2017 Ward 1 NAB meeting as presented. The motion carried: members Balestra, Burkhamer, Ginsburg, Hoog, Kelley, Little-Bolotin, and Vanderhaar assenting; members Current, Goodnight, Malloy and Olsen absent; and no positions vacant.

4. **Development Projects** - Following presentations by a City of Reno planner and/or the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://goo.gl/05EmGG>) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials.

A. **LDC17-00053 (The Elm Estate)** - A request has been made for a special use permit to establish: 1) wedding event venue (commercial amusement/recreation outside); 2) live entertainment (nightclub); 3) a bar; and 4) non-residential development adjacent to residentially zoned property. The ±3.1 acre site is comprised of three parcels located on the north side of West 2nd Street, ±460 feet west of the eastern intersection of Chism Street in the Arterial Commercial (AC) zone. The site has a Master Plan land use designation of Urban/Residential Commercial.

PLANNER: Jeff Borchardt, Associate Planner
CONTACT NUMBER: (775) 677-6882
EMAIL: borchardtj@reno.gov
WARD BOUNDARY: Ward 1
APN: 010-031-04; -08; -09
PLANNING COMMISSION HEARING DATE: May 3, 2017

Jeff Borchardt, Associate Planner, provided a report to the members on this project with a visual presentation showing the locations of the proposed changes. Members asked about issues including parking, landscaping, and capacity. Mr. Borchardt reminded the members that the project review forms were needed by tomorrow to be included in the Planning Commission materials for the May 3, 2017 meeting.

B. **LDC17-00051 (Mayberry Gardens Zone Change)**- A request has been made for a zoning map amendment from Open Space/Historic Landmark overlay (OS/HL) to Single Family Residential - 6,000 square foot minimum/Historic Landmark overlay (SF6/HL). The ±3.77 acre site is located on the south side of Mayberry Drive, ±390 feet east of McCarran Boulevard. A Master Plan amendment (LDC17-00024) is currently under review to change the current Master Plan land use designation of Parks/Recreation/Open Space to Mixed Residential.

PLANNER: Jeff Borchardt, Associate Planner
CONTACT NUMBER: (775) 677-6882
EMAIL: borchardtj@reno.gov

WARD BOUNDARY: Ward 1

APN: 009-742-02

PLANNING COMMISSION HEARING DATE: May 3, 2017

Jeff Borchardt, Associate Planner and Tom Gallagher from Summit Engineering, representing the applicant gave a presentation on the requested zoning change. The applicant, through their representative, provided a visual presentation and their responses to the concerns expressed by the HRC. The members asked questions about the proposed changes and the project. Associate Planner Borchardt reminded the members that this presentation is not about the project, but is focused on and limited to the zoning change only. Concerns regarding the change to SF-6 with 25 townhouses in a cluster configuration were raised and much discussion as to the original intent of the deed of the property precluded the changing of the property from its ranch/open space status.

The following members of the public offered comments in opposition to the proposed Zoning Change request.

(1) Indicates the speaker is a resident of Ward One:

- Randall Lorenz (1)
- Linda Sharer (1)
- Ken Pulver (1)
- Sandra Rogers (1)
- Mike Young (1)
- Bryan McArdle (1)
- Robert Johnston (1)
- John Hara
- Ginnie Kersey (1)
- Rich Scharbach (1)

The following members of the public completed forms stating their opposition to the proposed Zoning Change request. (1) Indicates the speaker is a resident of Ward One:

- Paul Klein (1)
- Beverly and Don Bowyer (1)
- Betty Thompson (1)
- Christine Vellies (1)
- Jessica Olson (1)
- Dwala Mandas (1)
- James Mandas (1)

- 5. Public Comment** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

Zachary Hartzell, an AmeriCorps VISTA volunteer at Keep Truckee Meadows Beautiful (KTMB), thanked the members for their support of KTMB's Great Community Cleanup and stated that additional volunteers are still needed for the event.

6. Adjournment – For Possible Action

It was moved by member Vanderhaar, seconded by member Burkhamer to adjourn the meeting at 6:45 p.m. The motion carried: members Balestra, Burkhamer, Ginsburg, Hoog, Kelley, Little-Bolotin, and Vanderhaar assenting; members Current, Goodnight, Malloy and Olsen absent; and no positions vacant.